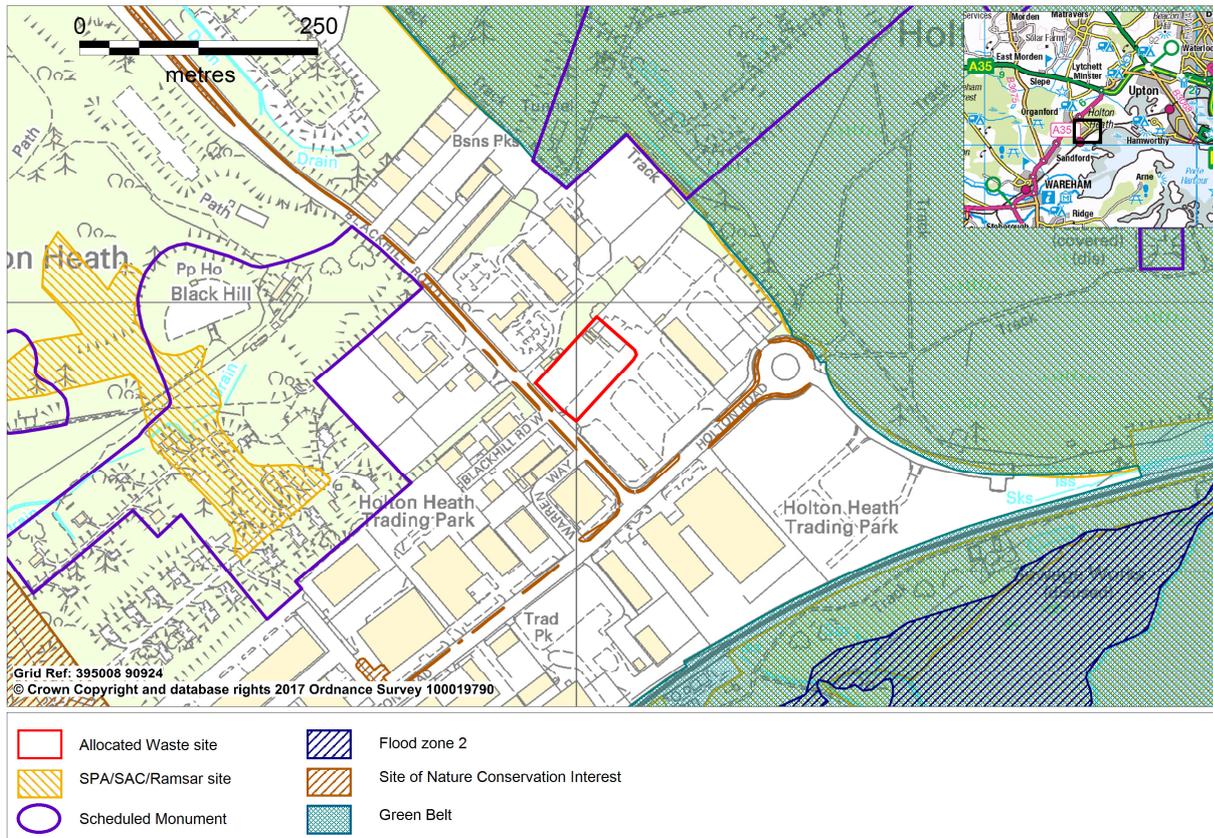


## Bournemouth, Dorset and Poole Waste Plan Site Allocation – December 2017

Reference: Inset 4

Site Name: Land at Blackhill Road, Holton Heath Industrial Estate



### Site Information

<b>Site Location</b> Inc. administrative area	Holton Heath Industrial Estate Purbeck District Council
<b>Parish/Town Council</b>	Wareham St Martin
<b>Landowner/Agent</b>	The land is owned by a private landowner. Agent: Sibbett Gregory
<b>Description of Site</b>	The site is located on Holton Heath Industrial Estate, to the north-east of Blackhill Road, opposite the junction to Blackhill Road West. The site is flat and concreted. There are currently a number of skips onsite.  The site is on allocated employment land. Planning permission was granted in March 2013 for 16 industrial units in two blocks on the site, however planning permission was not implemented and has expired.
<b>Site area</b>	0.56ha
<b>Range of facilities being considered and land take required</b>	The entire site would be required for the development of a depot and waste transfer facility
<b>Description of Potential Development</b>	A waste vehicle depot would comprise a hard standing area for the storage of waste vehicles and staff cars. Office accommodation, wash down facilities, fuelling facilities and possibly a vehicle workshop could also be accommodated.

	A transfer facility would comprise a building within which to store and bulk up materials. Minimum height 8m, maximum height 11m.
<b>Waste proposed to be managed</b>	For a waste vehicle depot only, no waste would be stored on site.  For a waste transfer facility/ waste transfer facility plus depot, local authority collected waste (waste from the householder) would be managed on the site.
<b>Traffic Generation</b>	<b>Depot</b> 24 one-way HGV movements per day (inc. trucks and street sweepers) Maximum of 40 cars (staff cars one-way movements)  <u>Waste transfer facility</u> HGVs – 2000 one-way movements per annum Cars – approx 10 per day
<b>Access Considerations</b>	Access from A351
<b>Relevant Local Planning Policy</b>	<u>Purbeck Local Plan Part 1 (2012)</u> Holton Heath Industrial Estate is identified as Existing Employment Land: Sub-regional employment site - B1, B2 & B8 use classes Policy E: Employment - safeguards existing employment land and sets criteria for new proposals on such sites. Site is 150m from Green Belt which surrounds Holton Heath Industrial Estate.

## Site Assessment

### Part 1 Sustainability Appraisal

Colours shown below have been attributed to each category to aid the assessment of the site, based on the level and/or nature of potential impact. For example, red highlights a significant/absolute constraint whilst green highlights where the issue is unlikely to be a constraint to development. Positive impacts may also be identified under this category. Further details on the assessment process can be seen in the Sustainability Appraisal Report.

Category	Assessment	Constraint	Opportunity
<b>Site and adjacent land uses</b>	Brownfield land. There are large industrial units to the south-east, east and north-west and small industrial units to the south-west, on the opposite side of Blackhill Road.		
<b>Impact on sensitive receptors</b>	No properties within 250m The site is located on an industrial estate.  Various tracks and paths through nature reserve on Holton Heath, 150m to north, west and east of site.		
<b>Where is waste managed at this facility likely to derive?</b>	Wareham – 4.2km Swanage – 14.3km		
<b>Traffic/Access</b>	<u>Local Highways Authority (DCC) 17/09/14</u> No in principle objection to the waste transfer facility or vehicle depot proposed.		

	<p><u>Highways England Response Jan 2016</u></p> <p>The site is located to the south of the A35 and any effects on the SRN is likely to be experienced A35/A351 junction. Development here would need to be supported by a robust transport evidence base to understand the extent of any impacts, although considering the relatively limited trip movements we do not have any major concerns.</p>		
<b>Transport Planning</b>	<p><u>DCC Transport Planning Response (April 2016)</u></p> <p>For information, Purbeck Local Plan is currently under review and further development at Holton Heath is likely. Must ensure that main access onto site from A351 (Blackhill Road) is used, no alternative access.</p>		
<b>Protection of Water Resources (Hydrology/groundwater/surface water and flooding)</b>	<p>Site is 350m to north of Flood Zone 2, no water resources on or adjacent to site.</p> <p><u>Environment Agency Initial Comments (31/05/15)</u></p> <p><b>Overall EA position</b></p> <p>No objection to proposed allocation, provided nearby designated conservation sites would be protected.</p> <p><b>Flood Risk</b></p> <p>No flood risk concerns from our point of view; our Flood Risk Standing Advice applies in respect of surface water drainage. However, as this is ‘major’ development within Flood Zone 1 the Lead Local Flood Authority (LLFA) will be the planning consultee in respect of surface water drainage.</p> <p><b>Fisheries and biodiversity</b></p> <p>Constraints include a number of important designated sites (please see constraints column) and Natural England must be fully consulted.</p> <p>It has been identified there are sand lizard records very close to the proposed site – priority species and habitats must be protected.</p> <p><b>Waste</b></p> <p>Due to proximity of the site to the Holton Heath SSSI, a bespoke permit (Environmental Permitting Regulations) would likely be required to minimise</p>		

	<p>impact to the environment.</p> <p>Reference should be made to the updated Fire Prevention Plan guidance (version 2, March 2015) concerning storage of waste and minimising fire risk.</p> <p><b>Pollution prevention</b></p> <p>Appropriate pollution prevention measures will need to be put in place at this site.</p> <p><b>Other</b></p> <p>The EA guidance document Groundwater Protection: Principles and Practice (GP3) sets out our approach to protecting groundwater and we would recommend that it is followed.</p> <p>Some activities (waste, discharges to ground or surface water) may require a permit and we would recommend that this is considered early in the planning process.</p> <p>On sites where there is the potential for there to be existing contamination of soils and / or groundwater (e.g. brownfield sites) we would recommend that the guidance in CLR11 – Model Procedures for the Management of Land Contamination is followed. Where necessary we would seek to impose conditions on any planning permission to ensure that any unacceptable risks to controlled waters from land contamination are appropriately investigated and remediated.</p> <p>We would encourage proposed sites and subsequent operators to install effective management systems to retain compliance within the top performing brackets of regulation.</p> <p>Effective and appropriate site management techniques are to be encouraged to avoid future amenity issues such as odour, dust and noise especially where domestic properties are close by.</p> <p>Contingency plans should be in place to account for any regulatory problems where waste arisings need to be diverted to other sites.</p>		
--	---	--	--

	High risk contingency should be in place to prevent issues such as waste fires and flood risk.		
<b>Surface water management</b>	<p><u>Lead Local Flood Authority (LLFA) (February 2016)</u></p> <p>The site is entirely within Flood Zone 1 (low risk of fluvial flooding), and is not thought to be at theoretical risk of surface water flooding. Given that the site area is given as only 0.5 ha, any subsequent consultation with DCC as relevant LLFA would be on the basis of building footprint, if greater than 1000m<sup>2</sup> (i.e. major). The necessary consideration of surface water management will need to comply with current guidance and the requirements of the NPPF, to ensure both that the site is protected and that no off-site worsening results. We are in agreement with the EA's previous input, but suggest that DCC as LLFA are identified as the lead in terms of surface water management, should the subsequent proposals represent major development.</p>		
<b>Land Instability</b>	No issues identified		
<b>Landscape and visual impact</b>	<p><u>DCC Landscape Officer (18/09/15)</u></p> <p><b>Context</b> Urban Context: set within an existing industrial/commercial area of Holton Heath Trading Park.</p> <p><b>Key Characteristics</b></p> <ul style="list-style-type: none"> <li>• Small, flat and previously used industrial/commercial site surrounded by the rest of the Trading Estate.</li> <li>• No existing site features of any interest or value.</li> <li>• Trees in the neighbouring site provide some interest and screening.</li> </ul> <p><b>Landscape Value</b> The site has a low landscape value due to its existing and previous use and lack of any on site features of interest.</p> <p><b>Landscape Susceptibility to Waste Management Facility Development and Opportunities for Mitigation and/or Enhancement</b></p>		

	<p>The site has a low susceptibility to the development in question as any future use would be similar to that which exists in the surrounded estate. There would be some limited opportunities for mitigation/enhancement as the site is restricted. However, opportunities for example, selected specimen tree planting, should be explored as a means of enhancing the site.</p> <p><b>Conclusion</b></p> <p>There are no significant landscape and/or visual reasons why this site should not be brought forward as an option.</p>		
<b>Nature Conservation</b>	<p>SPA DT/A007, Dorset Heathland, SAC DT/A012, Dorset Heaths, SSI, SY99/003, Holton and Sandford Heaths surrounding site, 140m to north east, 200m to west and 230m to south. Ramsar, Dorset Heathland, 230m to south.</p> <p>SNCI, Holton Heath Industrial Estate, 'Acid grassland along road verge' adjacent to site.</p> <p><u>DCC County Ecologist (18/09/15)</u> Ecology unlikely to present a major constraint to the development in question. However if there is open composting nitrogen emissions need to be assessed due to the proximity of Holton Heath NNR.</p>		
<b>Historic Environment</b>	<p>Scheduled Monument – 'Royal Naval Cordite Factory at Holton Heath' 140m to north east and 170m to west.</p> <p><u>DCC Senior Archaeologist (02/09/14)</u> Although much of the land at Holton Heath outside the industrial estate is protected as a Scheduled Monument, as long as works are within the marked site only, there should be no archaeological implications.</p>		
<b>Airport Safety</b>	N/A		
<b>Air Quality Inc. Dust</b>	No Air Quality Management Areas within the vicinity		

**Sustainability Appraisal Summary**

The site is well located and would not give rise to any significant sustainability impacts. As allocated employment land, there could be a conflict with other potential uses which may provide a greater potential for economic growth, although such land is appropriate for waste uses. The site also provides opportunities for use of sustainable transport.

**Green****Part 2 - Deliverability/Viability**

<b>Assessment</b>	<b>Constraint</b>	<b>Opportunity</b>
<p>This site is allocated employment land.</p> <p>The landowner has confirmed that the land can be considered for the specified uses.</p>		

**Deliverability/Viability Conclusion**

No issues of deliverability identified

**Green****Development Considerations**

The Development Considerations for each site comprise specific requirements, issues and opportunities that should be addressed through a planning application. They are set out in the Waste Plan and re-produced within this site assessment for completeness. It should be noted that the Development Considerations do not comprise an exhaustive list of matters to be considered.

1. Access should be from the A351 (Blackhill Road) only
2. Protection of verge areas close to the proposed development against damage, particularly from traffic
3. Opportunities for landscape enhancement, for example selected specimen tree planting, should be explored